


IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re: : BANKRUPTCY NO. 20-10334 TPA
:
JOSEPH MARTIN THOMAS, : JUDGE THOMAS P. AGRESTI
Debtor. :
:
JOSEPH MARTIN THOMAS, : CHAPTER 11
Movant, :
:
v. : RELATED TO DOCUMENT NOS. 68 and 95
:
:
TOWNSHIP OF MILLCREEK, TAX :
COLLECTOR; NORTHWEST SAVINGS :
BANK, now known as NORTHWEST :
BANK; WELLS FARGO BANK, :
NATIONAL ASSOCIATION; UNITED :
STATES OF AMERICA, INTERNAL :
REVENUE SERVICE; COMMONWEALTH :
OF PENNSYLVANIA, DEPT. OF :
REVENUE; CORE ERIE MOB, L.P.; and :
EDWARD M. ZIMM, or his Assignee(s); :
Respondents. :
:

ORDER

And now, this 7th day of July, 2020, upon consideration of the *Motion to Withdraw Motion for Sale of Real Property Free and Divested of Liens* it is hereby ORDERED, ADJUDGED, AND DECREED that the Motion is GRANTED. The *Motion for Sale of Real Property Free and Divested of Liens* filed at Document No. 68 is hereby WITHDRAWN, without prejudice to refiling at a later date.



Thomas P. Agresti jlm
United States Bankruptcy Judge

Imaged Certificate of Notice Page 2 of 2

United States Bankruptcy Court
Western District of PennsylvaniaIn re:
Joseph Martin Thomas
DebtorCase No. 20-10334-TPA
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: culy
Form ID: pdf900Page 1 of 1
Total Noticed: 10

Date Rcvd: Jul 07, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 09, 2020.

db +Joseph Martin Thomas, c/of Tri-State Pain Institute, 2374 Village Common Drive,
Erie, PA 16506-7201

r +Kathe W. Rafferty, Howard Hanna Real Estate Services, 4248 West 12th Street,
Erie, PA 16505-3001

acc +Matthew J. Minnaugh, Schaffner Knight Minnaugh & Company P.C., 1545 W. 38th Street,
Erie, PA 16508-2347

cr +Office of Attorney General, Department of Revenue, Lauren A. Michaels,
1251 Waterfront Place, Mezzanine Level, Pittsburgh, PA 15222-4227

cr +Official Committee of Unsecured Creditors for Tri-, Knox McLaughlin Gornall & Sennett, P.C.,
120 West Tenth Street, Erie, PA 16501-1410

acc +Schaffner, Knight, Minnaugh & Co., P.C., 1545 W. 38th Street, Erie, PA 16508-2347

cr +TIAA Commercial Finance, Inc., 390 S. Woods Mill Road, Suite 300,
Chesterfield, MO 63017-3489

intp +Tri-State Pain Institute, LLC, 2374 Village Common Drive, Erie, PA 16506-7201

cr +WELLS FARGO BANK, N.A., Salene Mazur Kraemer, BERNSTEIN BURKLEY, 707 Grant St.,
Suite 2200, Gulf Tower, Pittsburgh, PA 15219-1908

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
cr +E-mail/Text: ally@ebn.phinsolutions.com Jul 08 2020 05:03:49Ally Bank serviced by Ally Servicing LLC, P.O. Box 130424, Roseville, MN 55113-0004
TOTAL: 1

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 09, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 7, 2020 at the address(es) listed below:

Gary V. Skiba on behalf of Interested Party Tri-State Pain Institute, LLC gskiba@marshlaw.com,
DGeniesse@marshlaw.com;rose227@hotmail.com

Guy C. Fustine on behalf of Creditor Official Committee of Unsecured Creditors for Tri-State
Pain Institute, LLC mwernick@kmgsllaw.com, knoxbank@hotmail.com,burban@kmgsllaw.com,
mpol@kmgsllaw.com;ecf.alert+fustine@titlexi.com

James Warmbrodt on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroupp@kmllawgroup.com

Lauren Michaels on behalf of Creditor Office of Attorney General, Department of Revenue
lmichaels@attorneygeneral.gov

Mark G. Claypool on behalf of Creditor Ally Bank serviced by Ally Servicing LLC
mclaypool@kmgsllaw.com, knoxbank@hotmail.com;chartle@kmgsllaw.com;aklus@kmgsllaw.com

Michael F.J. Romano on behalf of Creditor TIAA Commercial Finance, Inc. mromano@rgalegal.com,
tyowell@rgalegal.com;jromano@rgalegal.com

Michael P. Kruszewski on behalf of Debtor Joseph Martin Thomas mkruszewski@quinnfirm.com,
knottingham@quinnfirm.com;mboni@quinnfirm.com;quinnbankruptcy@gmail.com;mmbquinnbankruptcy@gmail.com;mtrayer@quinnfirm.com;gbecko@quinnfirm.com

Norma Hildenbrand, on Behalf of the United States Trustee by on behalf of U.S. Trustee
Office of the United States Trustee Norma.L.Hildenbrand@usdoj.gov

Office of the United States Trustee ustpregrion03.pi.ecf@usdoj.gov

Salene R.M. Kraemer on behalf of Creditor WELLS FARGO BANK, N.A. skraemer@bernsteinlaw.com,
salene@ecf.courtdrive.com

TOTAL: 10